

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, September 20, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, October 11, 2016 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – 6:00 pm, Tuesday, October 18, 2016 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, August 16, 2016.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **16-9-15a** (*not required to attend*)

828 Hamlet Street

Craig & Katherine Morford (Applicant/Owner)

Item # 1 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Windows

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:05 P.M.

2. **16-9-16**

1030 North High Street

William M. Sorboro/Mikey's Late Night Slice (Applicant)

Michael Maloof (Owner)

An application and photographs have been submitted. Gates of a plain design were previously approved (COA #15-1-7a/1-20-2015). Signage was not previously approved.

Retain Existing Gates

- Retain the existing gates, with decorative scrollwork, as installed.



Retain Existing Signage

- Retain the existing one (1) “Late Night Slice” wall sign made of cut corrugated metal, on the shipping container, as installed prior to review and approval.

3. 16-9-17 (not required to attend)

680 North Pearl Street

John Ingwersen/Cadafis (Applicant)

Giannopoulos Properties (Owner)

Item # 3 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Convert Parking Pad to Outdoor Seating

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:10 P.M.

4. 16-9-18

55 Warren Street

Hannah Thompson (Applicant)

Jason & Hannah Thompson (Owners)

An application, site plan, work description, and photographs have been submitted.

Landscape & Hardscape

- Grade front, side, and rear yards to promote proper drainage.
- Remove the existing brick, public sidewalk and install new, concrete sidewalk, to match neighboring properties. Border concrete walk with salvaged brick.
- Remove the existing, overgrown bush in the front yard, per the submitted photographs, and install new planting areas, per the submitted site plan.
- Retain existing wrought iron fence.
- Install new, permeable paver patio in rear yard, per the submitted site plan, bordered by salvaged brick from front sidewalk.
- Install new planting beds in rear yard, per the submitted landscape plan.

HOLDOVERS

5. 16-7-19

1167 Say Avenue

Marc Manack, Architect (Applicant)

Bradley Strickling (Owner)

This application was continued from the August 16, 2016 IVC hearing. An application, photographs, site plan, and statement of hardship have been submitted. A two-story dwelling on this lot was demolished ca. 1977.

New Construction (Conceptual)

- Construct a new, two-story, two-family dwelling, per the submitted drawings.

Request for Variance Recommendation

1. Section 3312.15, R-4 area district requirements, requires a lot area of no less than 6,000sf for a two story, two family dwelling. We are requesting a variance to permit a two story, two family dwelling on the existing lot which has an area of 3,352sf (including 6' to the centerline of the rear alley per 3312.18). The size of the lot and the two family use are compatible with existing structures and uses on similar lots in the vicinity including 1173 Say Avenue amongst others.
2. Section 3312.18, Lot Coverage. The proposed project covers 56% of the lot area (including second floor terraces at east and west) which is greater than the 50% allowable per 3312.18. The coverage is dictated by the up/down two-family use and attached garage. The lot coverage is compatible with existing structures and uses on similar lots in the vicinity including 1173 Say Avenue and 42-46 East 4th Avenue amongst others.
3. Section 3332.19, Frontage. Dwellings are required to front upon a public street. Per City Planning, Say Avenue does not qualify as a public street because it is not 35 ft. in width. This is



a technical variance, but needs to be approved in order for a structure to be built on this property. We are requesting a variance to build on 1167 Say Avenue.

4. Section 3332.27, Rear Yard, requires a rear yard of no less than 25% of the total lot area. We are requesting a variance to permit a rear yard area of 15%. Due to the shape of the existing site, the variance is being requested to comply with the front setback and to accommodate an attached garage with the required off street surface parking at the rear.
5. Section 3312.09, Maneuvering. Per the code, 20 ft. of maneuvering clearance is required into the surface parking spaces. Due to the shape of the existing site, and because of the attached garage configuration, the maneuvering clearance provided in the current scheme varies from 13'-18' which is generous compared to existing projects (both older and recently built) on nearby lots adjoining the alley including 42-46 East 4th Avenue. The maneuvering clearance is in addition to the 18'x18' surface parking area provided.

The following is from the August 16, 2016 IVC hearing:

Commissioner Comments:

- Provide more information regarding how the proposed house relates to the adjacent buildings.
- Provide more information regarding the set back of the proposed house and the adjacent buildings.
- Provide a basic plan and elevation drawings.
- Need to see elevation drawings to understand the use of balconies.
- Consider a change in width or some other element to differentiate the house from the garage.

MOTION: Cooke/Hagerling (5-0-0) CONTINUED

6. 16-7-21 (not required to attend)

85 East First Avenue #5

Able Roof (Applicant)

David Buhlman (Owner)

Item # 6 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Windows

7. 16-8-20 (not attending)

1014 North High Street

Brent Racer/New Avenue Architects & Engineers (Applicant)

Fireproof Partners, LLC (Owner)

This application, for extension of the existing outdoor seating area, was continued from the August 16, 2016 IVC hearing to allow the applicant time to confer with the Department of Public Service. An application, photographs, site plan, and signage drawings have been submitted. Applicant requests to be continued to the October 18, 2016 IVC hearing.

Expand Patio

- Extend the existing outdoor seating area to wrap around the facade of the tenant space, per the submitted drawing.
- Remove a section of the existing railing and existing foliage, per the submitted site plan.
- Install new railings along the High Street façade, to match existing, per the submitted site plan.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M.

8. 16-8-21

1150 Summit Street

Michael Dorsey (Applicant/Owners)

This application was continued from the August 16, 2016 IVC hearing, to allow time for the Applicant to revise drawings. An application, photos, site plan, elevation drawings, and cut sheets have been submitted.

New Addition

- Construct a new, two-story, rear addition, per the submitted site plan and drawings.
- Extend the existing one-story, rear addition by six (6) feet, to the south wall of the main house.
- Second story to be added above the existing one-story rear addition.
- Exterior siding to be HardiePlank board-and-batten.
- Windows to be one-over-one, double-hung sash.
- Move existing first floor window at southeast corner to the 6' addition on the first floor, and install a matching window on the rear of the addition.
- Build rear porch with traditional balustrade, per the submitted rendering.
- Paint existing house and addition Sherwin Williams "Indigo Blue" with white trim.

New Fence

- Install new, 36" H, black, "Belleville," aluminum fence and gate at front property line, per the submitted site plan and product cut sheet.

The following is from the August 16, 2016 IVC hearing:

Commissioner Comments:

- Appreciate the added bracketing to the rear porch and the changes to the windows and materials.
- Provide more complete, measured drawings, including a section drawing.
- A change in the roof would be preferable. Provide a roof plan.
- Provide a site plan.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M.

9. 16-8-23

1100 North High Street

Jeff Parenteau (Applicant)

Giannopoulos Properties (Owner)

This application was continued from the August 16, 2016 IVC hearing. An application, photos, site plan, and product example photos have been submitted.

Landscape/Hardscape

- Pave the existing asphalt parking area with a combination of stamped concrete and washed gravel, per the submitted site plan and product cut sheets.
- Install plantings, per the submitted site plan and plant list.

Install Skylights

- Install three (3) skylights in the rear patio canopy, per the submitted drawings and photo example.
- Install standing-seam-metal siding on the exterior walls of the patio area, per the submitted drawings.

New Addition

- Build additional bathroom facility at the east end of the building, per the submitted drawings.

Outdoor Bar

- Retain the existing outdoor bar, as built.

Install New Signage

- Install one (1) new, brass-wrapped sign with laser-cut, 3D brass, raised letters.



Install Lighting

- Install lighting for use at “clean up” at end of night only.

10. 16-8-24 *(not required to attend)*

25 Jeffrey Park Condominiums

Chad Seiber/21 Jeffrey Park, LLC (Applicant)

21 Jeffrey Park, LLC (Owner)

Item # 10 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Landscape Plan

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

11. 16-8-26a

97 Ottar Alley

Mulberry Design & Build, LLC (Applicant)

1081-1089 Summit St., LLC. (Owner)

An application and photograph been submitted. This application modifies COA # 15-2-10 (February 17, 2015).

Modify Previous Approval/New Construction

- Eliminate limestone sills and lintels, that were approved 2-17-2015.
- Retain the existing brick sills, as installed, per the submitted photograph.

The following is from the August 16, 2016 IVC hearing:

At the request of the applicant, continue Application # 16-8-26a, 97 Ottar Alley, for modifications to the previously approved limestone sills and lintels, and direct Historic Preservation Office staff to place on the September 20, 2016 Italian Village Commission agenda.

Commissioner Comments:

- *The general opinion of the Commission is that the limestone sills and lintels should be installed, as originally approved (COA #15-2-10/February 17, 2015).*

MOTION: Cooke/Boyer (5-0-0) CONTINUED

12. 16-9-19 *(not required to attend)*

97 Ottar Alley

Mulberry Design & Build, LLC (Applicant)

1081-1089 Summit St., LLC. (Owner)

Item # 12 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Landscape Plan

13. 16-8-27 *(not required to attend)*

963 North Sixth Street

Autumnwood Homes, LLC c/o Mulberry (Applicant)

Autumnwood Homes, LLC (Owner)

Item # 13 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Modify Previous Approval/New Construction/Front Porch

Modify Previous Approval/New Construction/Rear Porch

Exterior Colors



14. 16-9-20 (Conceptual)

847 Hamlet Street

847 Hamlet Street, LLC c/o Mulberry (Applicant/Owner)

An application and rendering have been submitted.

Demolition

- Demolish a portion of the existing, one-story, rear addition.

New Addition to House

- Modify the roof of the existing 1.5 story dwelling.
- Build a new, rear addition.

New Carriage House

- Build a new carriage house at the rear of the lot.

15. 16-9-21 (conceptual)

245-251 East Third Avenue

Gunzelman Architecture & Interiors (Applicant)

The New Victorians (Owner)

An application and site plan have been submitted. A brick four-plex on this site was demolished ca. 1983.

New Construction

- Construct two (2) new, two-story, single-family dwellings with detached garages, per the submitted site plan.

NEW APPLICATIONS

16. 16-9-22 (not required to attend)

1088-1090 Mt. Pleasant Avenue

John L. Tanoury (Applicant)

Emily C. Tanoury & Mary Colleen Will (Owners)

Item # 16 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Composite Porch Floor

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M.

17. 16-9-23

185 East Second Avenue

Daniel Ney/Bello Giardino, LLC. (Applicant)

Catriona VanDyck (Owner)

An application, photographs, landscape plan, and stone sample have been submitted.

Landscape/Front Yard

- Remove existing, concrete service sidewalks, and install new, Belcrest #760 pavers.
- Remove existing concrete service steps and porch steps, and install new, Ottawa Buff steps (completed).
- Install brick walkway from public sidewalk to curb.
- Remove non-original wall (completed), and install new, 4" Ottawa Buff stone wall. Wall to be 18" to 24" high.
- Install new plantings, per the submitted landscape plan.

Landscape/Rear & Side Yard

- Install new, wood privacy fence (completed).
- Install new paver patio in side yard, with stepping stones to south side of garage (completed).

18. 16-9-24 (not required to attend)

94 East Third Avenue

Julio Valenzuela/Urban Restorations (Applicant/Owner)

Item # 18 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Landscape Plan



19. 16-9-25 (not required to attend)

1017 North Sixth Street

Quinn Fallon (Applicant/Owner)

Item # 19 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Sidewalk and Patio

20. 16-9-26 (not required to attend)

995 North Fourth Street

Brad Parish/Archall (Applicant)

Capitol Equities (Owner)

Item # 20 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Modify Previous Approval/COA# 15-5-22a

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:20 P.M.

21. 16-9-27

995 North Fourth Street/Unit B

Tony Coalt/Meyers & Associates (Applicant)

Capitol Equities (Owner)

An application, site plan, and renderings have been submitted.

New Signage

- Install a new, vertical wall sign to the left of the main entrance, and a monument sculpture above the entrance canopy, per the submitted renderings.

22. 16-9-28 (not required to attend)

1001-1003 Summit Street

Alex Picazo (Applicant)

Italian Village Columbus, LLC (Owner)

Item # 22 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Windows

Install New Doors

Install New Fence

Rear Yard Pavers

23. 16-9-29 (not required to attend)

848 North Pearl Street

Connie J. Klema, Attny. (Applicant)

Wood Run Partners, LLC (Owner)

Item # 23 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Demolition

Request for Variance Recommendation

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

24. 16-9-30

195 Punta Alley (rear of 192-194 E. Second Ave.)

Joseph Huber (Applicant/Owner)

An application, photographs, and landscape plan have been submitted.

- Construct a new, Brick, two-story, single-family dwelling and attached garage, facing onto Punta Alley.
- Roof shingles to be from the approved roofing shingles list.



- Foundation to be brick.
- Common access drive from Punta Alley, for existing house at 192 E. Second Avenue, to be on the East side of new construction.
- Windows to be Weathershield aluminum-clad wood, 1/1 DHS.
- Front entry and service doors to be AIM Millican Series, mahogany doors, per the submitted cut sheet.
- Overhead garage door to be 8' Clopay Gallery collection, steel door, per the submitted cut sheet.
- Exterior lighting to be per the submitted cut sheets.

25. 16-8-30

608-610 N. High Street & 14-20 E. Poplar Street

Antonio Colosimo/3D Group, Inc. (Applicant)

C&W 608 N. High LLC (Owner)

An application, photos, floor plans, and elevation drawings have been submitted.

New Storefront/West Elevation

- Retain the existing, inset entrance and two storefronts with a single entry door.
- Remove one section of glazing on the northern storefront to accommodate a new door opening to second floor tenant.
- Install new wood knee-walls and insulated storefront glazing.
- Re-glaze existing transoms above façade storefront.
- Existing second floor windows to remain.
- Existing exterior light fixtures to be cleaned and painted.
- Removed existing canvas awnings and install new canvas awnings.
- Repair ceramic tile on existing ramped entry.

New Storefronts/South Elevation

- Install new wood knee-walls and insulated storefront glazing.
- Install two (2) new NanaWall systems, open to patio, per the submitted drawings.
- Transoms on storefronts to be re-glazed.
- Existing second floor windows to remain.
- Existing exterior light fixtures to be cleaned and painted.

Individual Pedestrian Doors

- Replace the existing door, east of the westernmost group of storefronts with new hollow metal door for access to basement. Paint to blend in with adjacent brick walls.
- Retain the adjacent, existing, full-light, wood door for access to second floor tenant space.

East Elevation

- Cut wall for new door on rear elevation.
- Infill void above new door, per the submitted drawings.
- New metal door to be painted to blend in with adjacent brick walls.
- Install new duct and vent for kitchen exhaust fan.

Chimney Removal

- Remove the three (3) existing, brick chimneys.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M.

26. 16-8-31

296 East Fourth Avenue

Ryan Keener/Mode Architects (Applicant)

Fairfax Homes, Inc. (Owner)

This application was conceptually reviewed August 16, 2016. An application, photos, site plan, floor plans, and elevation drawings have been submitted.

New Construction/House

- Build a new, single-family, two-story dwelling, per the submitted site plan and elevation drawings.
- Exterior cladding to be shiplap wood siding.
- Roofing to be asphalt shingles.
- Windows to be Marvin Integrity Ultrex casement and awning sash.

New Construction/Garage

- Build a new, detached, two-car garage, per the submitted site plan and elevation drawings.
- Garage to have two, 9' x 7', overhead garage doors on the north elevation and one window and service door on the south elevation.
- Exterior siding to be wood.
- Roofing to be asphalt shingles.

The following is from the August 16, 2016 IVC hearing:

Commissioner Comments

Ben Goodman:

- *Thinks the proposed house needs to fit better into the context and proportions of the neighborhood.*
- *Appreciates that the height and roof peak, as well as the low front porch, are similar to adjacent houses.*
- *Concerned about the proposed balcony. Thinks it could be expressed on the west elevation without being wrapped to the front.*
- *The garage seems typical to garages previously approved. Would like to see more garage proposals include exposed rafter tails and half-round gutters.*

David Cooke:

- *Thinks the garage could pull some features from the proposed modern house design. Make the garage look more related to the house.*
- *With the depth of the lot and the conventional design of the adjacent historic houses, giving this house a bit of breathing room could be nice. Look at pushing it back a bit to distinguish it from the historic houses.*
- *Look at lining up the tops of the door and windows on the façade.*

Rex Hagerling:

- *Thinks the two-story mass of the house should be lined up with the two-story mass of the adjacent houses. That could give more leeway with porch projections on the front of the house.*
- *Need to see a section drawing through the house and site out to the bottom of the curb to show where the foundation line is in relation to adjacent houses.*
- *The horizontal mullion that divides the paired, fixed windows and the awning sash below seems too thick.*

Todd Boyer:

- *The front balcony needs to be worked out. The wall holding up the balcony on the west elevation seems severe. If it can get pulled back that elevation would look less massive from the street.*
- *Need to see window cut sheets to understand the details and dimensions. Not sure about the use of casement windows on the side and rear elevations instead of matching with the fixed/awning windows on the façade.*

Jason Sudy:

- *Appreciates the submitted context elevation. It clearly shows the elevation that the proposed house will be relative to the adjacent houses.*

NO ACTION TAKEN



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:15 P.M.

27. 16-9-31

1101 North Fourth Street

Eric D. Martineau, attny. (Applicant)

Power Twins, LLC (Owner)

This application was conceptually reviewed at the April 19 and June 21, 2016 IVC hearings. An application, photos, site plan, floor plans, elevation drawings, and statement of hardship have been submitted.

Build New Addition

- Proposed 1-2 story addition to the existing building.
- Exterior materials to include brick and metal siding.
- New windows to be metal/industrial.

Request for Variance Recommendation

3332.039 – R-4 District. Allow for use otherwise prohibited in R-4, specifically, to allow the operation of an eating and drinking establishment as well as manufacturing of alcoholic beverages as defined in 3363.14

3312.53 – Minimum number of loading spaces. Allow construction of building without the 1 loading space which would otherwise be required. 10,775 sf is just above the 10,000 square feet or more but less than 75,000 square feet which would require one space.

3332.18(D) Basis of computing area. To increase the maximum lot coverage in the R-4 district portion of the property from 50% to 73%.

3332.21 Building Lines. Permit the new construction along the R (R4) section of the parcel to be built at 9.7 feet on the North side, less than the required building line setback as determined by reference to the building lines of the contiguous R parcels and “the Columbus Thoroughfare Plan, which requires a setback of 30’.

3332.25 – Maximum side yards required To reduce the side yard requirement (South side of R4 portion of parcel) from 20% to 12.7%

3332.27 – Rear yard. To reduce the minimum rear yard (West side of R4 portion of parcel) from 25 percent of the R4 parcel area to 7.5%.

3372.604a – Setback requirements To reduce the setback requirements to 9 feet to the north, 3.3 feet to the west, and 3.8 feet to the south. Allow existing parking to remain in front of building and reduce the 5 foot setback to zero

3356.03 – Use Variance. To allow the C-4 portion of the parcel to be used as a brewery with off-site distribution.

3363.19 - Location requirements. Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

3312.49 – Minimum number of required parking spaces.

Allow variance for parking that would be required under addition of A-2 and F-2 space as follows:

New patio (eating & drinking)	2,285sf	75/1* 1/2	= 16 spots
New traditional (eating & drinking)	2,954sf	75:1	= 40 spots
Total new eating & drinking			= 56 spots
Urban C. Overlay 25% discount			= -14 spots
Total new eating & drinking requirement			= 42 spots

New Industrial & Manufacturing uses: 10,775sf 1:750 = 15 spots

Grand total new parking required

(42 eating/drinking + 15 Industrial/Manufacturing) = 57 parking spots

Applicant requests a variance to reduce the number of additional parking spaces from 57 to 0

The following is from the June 21, 2016 IVC hearing:

Commissioner Comments

There was general discussion regarding the impact of the project on any surrounding residential properties.



David Cooke:

- Asked if any agreements have been made with area parking facilities to make up a parking deficit of approximately 40 spaces.

Josh Lapp:

- The reality of the neighborhood is that we will not be able to accommodate parking for all of the new developments along Fourth Street. Adding a large parking lot is not a positive option either.
- If the parking spaces on Fourth Street could come back a bit, and more landscaping added, it would have a positive impact on Fourth Street.

Todd Boyer:

- Likes the evolution of the building.
- All the metal on the rear is a nice touch. It makes the front building piece stand out. The brick side piece will be a nice compliment.

Rex Hagerling:

- Nothing to add.

Jason Sudy:

- Will need to understand how many people any new patio or drinking space will accommodate. The brewery part will not be generating night time traffic.

Charmaine Sutton:

- No comments.

NO ACTION TAKEN.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:25 P.M.

28. 16-9-32

893 North Fourth Street (aka 901 N. Fourth St.)

Troy Brummel/WSA Studio (Applicant)

Carl Graham/Victor 901, LLC. (Owner)

Construction of a new, 3.5 story mixed use building was approved June 21, 2016/COA# 16-6-21 (see below).

Modifications to the building are being proposed by a new owner. An application, site plan, floor plans, elevation drawings, landscape plan, and materials have been submitted.

New Construction/Modify Previous Approval

- Change the previously approved height from 48' to 52' to accommodate the change in use from residential to commercial.
- Reduce the building footprint based on city site compliance requirements to widen the existing alley.
- Modify west elevation to accommodate garage doors for the business occupying the first floor.

Request for Variance Recommendation

- Request for a parking variance to accommodate 18 parking spots on site. The requirement is for 30 spots. Applicant expected a 50% reduction factor but were allowed only 25%. The amount of parking provided has not changed, but the number required has changed.

Landscape Plan

- Install new asphalt parking lot, per the submitted site plan.
- Install new concrete at College Alley and south alley, per the submitted site plan.
- Install new plantings, per the submitted site plan

The following is from the June 21, 2016 IVC hearing:

Approve Application 16-6-21 901 North Fourth Street/The Christopher, as submitted, with all clarifications, as noted:

New Construction

- Construct a new, 3.5 story, mixed use building, south of the existing alley, with commercial space on level one, and 19 one and two story residential units on levels 2 thru 4.



- Existing masonry section of the “Exile” building to be retained and integrated into the new retail space.
- Exterior cladding to be brick (Carolina Ceramics/”Indigo) and smooth finish, fiber cement siding (HardiePanel/”Network Gray” and 8” HardiePlank/”Black”), per the submitted drawings and photo examples.
- Main entrance doors to be full-light glass and metal doors. Other doors to be flush metal, per the submitted drawings and example photo. Color to be “black.”
- Windows to be Marvin “Integrity” fiberglass windows. Color to be “black.”
- Eight inch (8”) deep metal canopies to be located at the front and east entrances.
- Metal guard rail to be at the third floor roof garden.
- Entrance steps to be concrete with metal handrails.
- Address numbers to be per the submitted example photo.
- Light fixtures to be Tech Lighting wall lights, per the submitted example photo. Color to be “black.”
- Any/all signage and landscape plan to be submitted for review and approval.
- Applicant is to study and return with additional details regarding the finish of the rear parking lot edge.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission

MOTION: Lapp/Goodman (4-1 [Hagerling]-2- [Boyer-Cooke]) APPROVED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:40 P.M.

29. 16-8-34

900 North High Street

Elford Development/United Dairy Farmers, Inc. (Applicant)

United Dairy Farmers, Inc. (Owner)

This project was conceptually reviewed at the July 19, 2016 IVC hearing. An application, photos, floor plans, and renderings have been submitted. Applicant seeks approval.

Demolition

- Demolish the existing, one-story commercial building.

New Construction

- Construct a new, four-story, mixed use building.
- Proposed use to be retail, restaurant, and office space.
- Multiple patio or rooftop terraces proposed.
- Thirteen on-site parking spaces proposed.

The following is from the August 16, 2016 IVC hearing:

Commissioner Comments

David Cooke:

- Pretty excited about the changes made to the corner block, and moving the outdoor space to First Avenue.
- There is a good contrast between the northeast corner and the southeast corner. They really read as separate buildings, not as a project.
- Also appreciates the change to the small retail spaces.

Jason Sudy:

- The team has done a great job in transforming the design along Pearl Street. Can’t say enough about how much the changes are appreciated. It’s a reasonable and high quality approach to reclaiming some poor space.
- The High Street design is also very strong.

Ben Goodman:

- Agrees that the changes on Pearl Street are positive.
- Would like to see some improvement on the way the cap works on the building. Likes the contrast of something more detailed next to something less detailed.
- Not sure about the contrast in color/finishes for pieces of the building that are so similar in other aspects.



Rex Hagerling:

- *Pleased with the changes overall.*
- *Likes the difference in color of the two blocks that are similar in design. It reinforces the idea that they are separate buildings.*
- *Will need additional information regarding parking.*
- *Is particularly pleased with the changes to the alley.*

Todd Boyer:

- *Totally on board with the direction of the proposal. Will need to focus on details of how the building hits the sky and how some parts hit the ground.*
- *Will want to look closely at the scale and proportion of the windows that look like garage doors.*
- *Thinks there is more opportunity to make the concrete block piece feel different.*

NO ACTION TAKEN.

CONCEPTUAL REVIEW

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:50 P.M.

30. 16-9-33 (Conceptual)

Waldron Street Community Center

Rob Harris (Applicant)

Jeffrey New Day Community Authority (Owner)

An application, site plan, floor plans, elevation drawing, and materials cut sheets have been submitted.

New Parking Community Center/Leasing Office & Park

- First conceptual review for construction of a new community center and leasing office, per the submitted drawings.
- Exterior cladding to be brick and Shou-Sugi-Ban siding, per the submitted cut sheets.
- Windows to be black storefront window systems, with brick sills and lintels.

31. 16-9-34

200 East Fourth Avenue

Juliet Bullock Architects (Applicant)

Heidi Koestner (Owner)

An application, photographs, and elevation drawings have been submitted. The variance package was recommended for approval at the May 17, 2016 IVC hearing.

Alterations to Façade

- Modify existing façade to accommodate new use as a restaurant.
- Options A, B, C, and D submitted.

32. 16-9-35 (Conceptual)

843 Summit Street

Juliet Bullock Architects (Applicant)

Blue Chip Development (Owner)

An application, photographs, site plan, floor plans, and elevation drawings have been submitted.

Build New Addition

- Restore existing wood siding or install new siding on existing building.
- Build new, two-story, rear addition, per the submitted drawings.
- Exterior siding to be board-and-batten.
- Windows to be one-over-one, double-hung sash.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:35 P.M.

33. 16-8-33 (Conceptual)

750 North High Street

Brian Peterson (Applicant)

Columbus Metropolitan Housing Authority (Owner)

This project was conceptually reviewed at the June 21 and August 16, 2016 IVC hearings. An application, photos, site plan, and elevation drawing have been submitted.

Renovation for Hotel

- Renovate the existing Bollinger Tower building for use as a commercial hotel.
- Hotel to include a maximum of 190 rooms, including conference rooms and exercise facility.
- Additional of-site, valet parking spaces to be leased to supplement 35 existing, on-site spaces.
- Existing windows to be removed and replaced with units integrating the necessary mechanical grilles.
- Existing EIFS exterior walls and sunscreens to be painted.
- Two single-story build-out structures will be added to the High Street portion of the site, including a 1500 sq. ft. retail space to the north, and an expansion to the hotel lobby spaces with roof terrace to the south.
- Retail building to include a combination of aluminum storefront and stone veneer.
- Hotel lobby expansion to include a combination of brick and aluminum storefront.
- Plaza space between two additions will be renovated to provide a semi-public plaza off High Street.

The following is from the August 16, 2016 IVC hearing:

Commissioner Comments

David Cooke:

- *Appreciates the changes that have been made since the last review and is moving in the right direction. Thinks it makes a better hotel project with the added space coming toward the street.*
- *Not sure about the mix of materials yet. Does like the mix of masses with brick and openness with glass.*
- *Appreciates seeing the amount of reduction in signage.*
- *Still wonders whether the “little cube” retail space could come up higher. Would be in favor of raising it another level.*
- *Appreciates that some surface area is being contributed for art space.*

Todd Boyer:

- *Agrees with Commissioner Cooke about the higher mass on the north retail piece, because it is independent of the hotel, in a way.*
- *The outdoor dining on High Street would be a seasonal thing and seems less useful. Perhaps that could be used for more open area out front.*

Rex Hagerling:

- *Agrees with raising the height on the north retail space.*
- *Has concerns about the details of the louvres and how pronounced they will be.*

Ben Goodman:

- *The retail spaces out front definitely contribute.*
- *Applauds the use of better materials, such as, the base of the window system is taller than 4”. Looks better than extending all the way to the slab.*
- *Signage is being integrated well.*
- *The addition of the retail space makes it feel more pedestrian scaled, however, the Italian Village Society letter notes that the green space has been used by the community and will be missed. If there are ways to re-inject a bit of green space or a “sit down” area it would be a very good thing.*
- *Will need to understand how this development will affect vehicular traffic flow out front (bus stop, valet, etc).*

Jason Sudy:

- *Need to be thoughtful about what happens on either side of the front additions. It should not be a suburban landscape plan.*
- *The front additions largely bring the building out to the street, but it allows for public gathering spaces.*



- Need to be thoughtful of how the front corner space relates to the outdoor dining.
 - Provide a detailed explanation of the parking strategy.
- NO ACTION TAKEN.**

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:50 P.M.

34. 16-9-36 (Conceptual)

800 North High Street

Nelson Yoder (Applicant)

Hubbard High Acquisition LLC. (Owner)

An application, floor plans, and renderings have been submitted.

New Construction

- Construct a new, mixed-use building with 111 room Moxy Hotel, 52,100 sq. ft. of office space, a 146 space parking garage, and 6,174 sq. ft. restaurant, per the submitted drawings.

35. 16-9-37 (Conceptual)

197 E. Fifth Ave., 201 E. Fifth Ave., 1145 N. Fourth St.

Arch City Development (Applicant)

New Victorians Inc. (Owner)

This application was conceptually reviewed July 19, 2016. An application, floor plans, and renderings have been submitted.

Demolition

- Demolish the two existing concrete block garages at the rear of 197 E. Fifth Avenue and 1145 N. Fourth Street, per the submitted photographs.

Tree Removal

- Remove all existing trees.

New Construction/Brew Pub & Restaurant

- Construct a new, two-story, 4,000 square foot commercial building for use as a brew pub and restaurant, per the submitted site plan.
- Building to have a partial basement and rooftop deck.
- Exterior materials to be metal, brick, and siding.
- Brewery kettles expected to be used as exterior features.
- Fifty-four parking spaces will be required. Thirteen spaces will be provided for commercial use.

New Construction/Townhomes

- Construct eight new, three-story townhomes, with third floor decks, fronting onto North Fourth Street.
- One garage space and one exterior space to be provided, per townhome.
- Corrugated metal being considered for exterior cladding.
- Dumpster to be located at southwest corner.

The following is from the July 19, 2016 IVC hearing:

Commissioner Comments

David Cooke:

- Conceptually, does not see any issues with the demolition of the two existing, concrete block garages, based on the lack historic context. Both buildings would need to be photo-documented prior to demolition to provide a record of what was existing on the property.
- Can't imagine how the proposed parking would work.
- The Fourth Street corridor is increasingly becoming an important pedestrian street. A streetscape with substantial trees would be needed to justify removal of existing mature trees.
- Conceptually, does not have an issue with a brew pub at this location.
- The housing, with the currently proposed parking, doesn't seem successful at this point.



- *Consider looking at some other use than residential for this site, such as office space. The City has a strong initiative for office space, which could help with resolving parking issues.*

Josh Lapp:

- *Agrees with Commissioner Cooke regarding the need for substantial trees and a good streetscape plan.*
- *Burying the overhead lines would be a positive.*
- *One story buildings are not usually supported. Thinks the building should at least have the appearance of two stories.*
- *Is not too concerned about parking.*
- *Biggest concern is how the overall project functions with the street.*

Ben Goodman:

- *Agrees that a good streetscape plan is important. The sidewalk space and planting area seems too compressed and austere.*
- *A bit surprised at a proposal for residential for this corner.*
- *Any daytime use would probably ease the parking situation.*
- *Would be more on board with office space rather than residential, if that is something the applicant would consider.*
- *The on-site parking concern would be the concern of the applicant to work out.*
- *If this is to be a mix of commercial and residential, some sort of arcade between the two could provide some relief.*
- *Agrees that the demolition of the two garages would not be an issue, based on what is known about the buildings.*

Rex Hagerling:

- *Would generally echo the comments of fellow Commissioners.*
- *Does not have any issues with demolition of the garages.*
- *This is an important corner. Envisioned a building that would be higher on the corner and lower behind. Thinks the corner should be the more dominant piece.*
- *Does have some concerns about parking.*

NO ACTION TAKEN

36. 16-8-37

839 Summit Street

Ben Goodman & Chris Zuelke (Applicants/Owners)

An application, plan, and drawings have been submitted. Applicant requests to be continued to the October 18, 2016 IVC hearing.

Build New Garage

- Build a new, three-car, shared wall garage
- New garage to be utilized by 839 Summit Street and the neighboring property owner at 843 Summit Street.
- Concrete block garage to have a stepped parapet with metal coping, per the submitted drawings.
- Two, plain, steel overhead doors.
- Service doors to be half-light, steel or fiberglass.
- Goose neck light fixtures to be above each auto and service door.

STAFF APPROVALS

• **16-9-1**

1172 Say Avenue

Michael Maloof (Applicant/Owner)

Approve Application 16-9-1, 1172 Say Avenue, as submitted, with all clarifications, as noted:

New Garage Door

- Remove the existing, deteriorated, T-111 plywood garage doors, per the submitted photographs.



- Install new DoorLink Model 3640 overhead garage door, per the submitted product cut sheet.
- Repair/replace any wood trim, as needed, like-for-like.
- Paint new door to match trim, or leave white.

• **16-9-2**

1161 Summit Street

Kyle Schriener (Applicant/Owner)

Approve Application 16-9-2, 1161 Summit Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **16-9-3**

185 Punta Alley

Mike Maurer (Applicant/Owner)

Approve Application 16-9-3, 185 Punta Alley, as submitted, with all clarifications, as noted:

Remove Landscape/Garden Structures

- Remove the existing, non-historic, non-contributing, wood pergola, per the submitted photographs.
- Remove the existing, non-historic, non-contributing, wood planter boxes, per the submitted photographs.
- Remove the existing, non-historic, non-contributing, wood fencing, per the submitted photographs.
- Any/all new landscaping will require an application, review, and approval.

• **16-9-4**

77 East Fifth Avenue

Kevin J. Gilson (Applicant/Owner)

Approve Application 16-9-4, 77 East Fifth Avenue, as submitted, with all clarifications, as noted:

Repair Exterior Door

- Make any/all necessary repairs to the existing, non-original, wooden, four-panel door and door frame on the front elevation, per industry standards. (Note: Existing door approved October 20, 1992, COA # 92-10-3a).
- Sand and apply new stain and satin finish, to match existing.

Repair Handrails/Stoop

- Make all necessary repairs to the existing handrails, as needed.
- Handrails to be painted within one year.

Install New Handrail/Service Steps

- Install new, wood handrail at the front service steps.
- New handrail to match existing railing at the front stoop.
- New handrails to be painted within one year.



- **16-9-5**

930 Hamlet Street

Greg Anglin (Applicant/Owner)

Approve Application 16-9-5, 930 Hamlet Street, as submitted, with all clarifications, as noted:

Install New Door

- Remove the existing, non-historic, non-contributing slab door on the rear elevation.
- Install a new half-light, two-panel door, per the submitted product cut sheet.
- New door may be wood, fiberglass, or metal.
- New door is to fit the existing door opening. Existing transom is to be retained.
- Install exterior, wood casings, to match existing window casings.
- Paint color to be submitted to Historic Preservation Office staff for final review and approval.

- **16-9-6**

152, 154, 156, 158 East Third Avenue

Andrew Wappner, president, Italian Village 3rd Avenue Condo Assoc. (Applicant/Owner)

Approve Application 16-9-6, 152, 154, 156, 158 East Third Avenue, as submitted, with all clarifications, as noted:

Exterior Painting/Front Porches

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the three front porches for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be SW7009 "Pearly White."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch piers, etc.) is to remain unpainted.**

- **16-9-7**

788-790 Summit Street

Michael Linsker (Applicant)

Linsker Holdings, LLC. (Owner)

Approve Application 16-9-7, 788-790 Summit Street, as submitted, with all clarifications, as noted:

Install New Garage Apron

- Remove the existing, deteriorated, concrete garage apron, facing onto the alley, per the submitted photographs and site plan.
- Install a new, concrete apron, angled to meet the angle of the alley, per the submitted site plan.

Repair/Replace Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the same location and of the same dimension, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Install New Concrete Steps

- Remove the deteriorated, concrete front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the exact same location and of the exact same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Paint Handrails

- Paint all handrails, as needed. Color to be Valspar "Vintage Gray."



- **16-9-8**

66 East Hubbard Avenue

Window Pro Holdings, LLC. (Applicant)

Keith Damron (Owner)

Approve Application 16-9-8, 66 East Hubbard Avenue, as submitted, with all clarifications, as noted:

Install New Windows

- Remove twenty-two (22), existing, non-original wood windows (Replacement of windows was previously approved in 1986).
- Install new, all wood (interior/exterior), Marvin Ultimate, one-over-one, double-hung sash windows, per the submitted product cut sheets/specifications.
- Exterior to be factory primed, with final paint color to match existing trim.
- New windows to have wood brickmold trim.
- New windows to fit the original window openings.

- **16-9-9**

68 East Hubbard Avenue

Window Pro Holdings, LLC. (Applicant)

Keith Damron (Owner)

Approve Application 16-9-9, 68 East Hubbard Avenue, as submitted, with all clarifications, as noted:

Install New Windows

- Remove nineteen (19), existing, non-original wood windows (Replacement of windows was previously approved in 1986).
- Install new, all wood (interior/exterior), Marvin Ultimate, one-over-one, double-hung sash windows, per the submitted product cut sheets/specifications.
- Exterior to be factory primed, with final paint color to match existing trim.
- New windows to have wood brickmold trim.
- New windows to fit the original window openings.

- **16-9-10**

143-145 East Third Avenue

Kimberly Wells Fealy (Applicant)

Purple Kangaroo, LLC. (Owner)

Approve Application 16-9-10, 143-145 East Third Avenue, as submitted, with all clarifications, as noted:

Repair Retaining Wall

- Remove deteriorated sections of the existing wood retaining wall, as needed.
- Install new pieces of wood, to match existing.
- Wall to be stained with a dark natural stain.
- If it is found, during repair, that the entire wall requires replacement, Applicant is to submit a new application for an alternative material.

- **16-9-11**

927 Summit Street

John Lemmons (Applicant)

Columbus Metropolitan Housing Authority (Owner)

Approve Application 16-9-11, 927 Summit Street, as submitted, with all clarifications, as noted:

Satellite Dish

- Retain the existing cable service satellite dish, as installed prior to review and approval.
- The dish is located at the rear of the property, is not visible from a street, and is not attached to the building.



- **16-9-12**
927 Roberson Street
Michael Muller (Applicant) **Columbus Metropolitan Housing Authority (Owner)**
Approve Application 16-9-12, 927 Roberson Street, as submitted, with all clarifications, as noted:
Satellite Dish
 - Retain the existing cable service satellite dish, as installed prior to review and approval.
 - The dish is located at the rear of the property, adjacent to the parking area, and is not attached to the building.
- **16-9-13**
951 Roberson Street
Shawn Conn (Applicant) **Columbus Metropolitan Housing Authority (Owner)**
Approve Application 16-9-13, 951 Roberson Street, as submitted, with all clarifications, as noted:
Satellite Dish
 - Retain the existing cable service satellite dish, as installed prior to review and approval.
 - The dish is located at the rear of the property, adjacent to the parking area, and is not attached to the building.
- **16-9-14**
367 Auden Avenue
Heather Mehta/ The Windsor Companies (Applicant) **Alex Dorsey (Owner)**
Approve Application 16-9-14, 367 Auden Avenue, as submitted, with all clarifications, as noted:
Temporary Sign
 - Install one temporary post & panel sign, at the corner of Neruda Avenue and Civitas Avenue, per the submitted site plan and rendering.
 - Sign to measure 4' high x 8' wide, supported by two wood posts.
 - Temporary sign to be removed no later than December 31, 2017.
- **16-9-15b**
828 Hamlet Street
Craig & Katherine Morford (Applicant/Owner)
Application #16-9-15 has been divided into item 'a' for Italian Village Commission review under Staff Recommendations (see above), and item 'b' for Staff Approval under Staff Approved items.
Approve Application 16-9-15, 828 Hamlet Street, as submitted, with all clarifications, as noted:
Masonry Repair
 - Repair the step cracking in bricks at the northeast corner of the house. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Mortar to match color, texture, hardness, and joint profile of existing.
 - Reinforce bowing, one-story wall with helical wall ties, per the submitted specifications.Install New Door
 - Remove the existing, non-original, non-historic, metal door on the southeast corner of the house.
 - Install new, wood, half-light, two-panel door, per the submitted product cut sheet.
- **16-9-15a**
828 Hamlet Street
Craig & Katherine Morford (Applicant/Owner)
Item # 1 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.
Approve Application 16-9-15a, 828 Hamlet Street, as submitted, with all clarifications, as noted:
Install New Windows
 - Remove the one (1) glass block bathroom window and the one (1) vinyl kitchen window on the rear elevation of the one-story rear addition.



- Install new, Pella Impervia (fiberglass) or PlyGem, aluminum-clad, wood windows in the two openings, per the submitted product cut sheets.

Note: A fiberglass window is being approved due to the location in a shower area, it is on a rear elevation, and the addition was added or modified sometime after 1922.

- **16-9-17**

680 North Pearl Street

John Ingwersen/Cadafis (Applicant)

Giannopoulos Properties (Owner)

Item # 3 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals, below).

Convert Parking Pad to Outdoor Seating

- Convert the existing three (3) parking spaces on the west side of the building to outdoor seating patio for Tasi's Restaurant, per the submitted site plan.
- Install 4 ft. plantings strip on north and south, and a 3ft. planting strip along Pearl Alley.
- Install new, black, fence on north, west, and south, per the submitted site plan.

- **16-7-21**

85 East First Avenue #5

Able Roof (Applicant)

David Buhlman (Owner)

Item # 6 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-7-21, 85 East First Avenue #5, as submitted, with all clarifications, as noted:

Install New Windows

- Remove the nine (9) existing, wood, three-over-one, double-hung sash windows.
- Install new, Marvin Integrity Wood-Ultrex, windows, three-over-one, double-hung sash windows and brickmold, per the submitted product cut sheet.
- Three-over-one muntin pattern and dimensions to match existing window muntin pattern and dimensions.
- Exterior color to be "Stone White," and interior to be Bare Pine.
- New windows to fit the existing window openings.
- Existing wood mullions between paired windows are to be retained, or replaced, in-like-kind.
- Installation to be done in phases.

Note: The Marvin Integrity Wood-Ultrex window is being approved based on the setting and circumstances of this particular property and discussion of the project at the July 19, 2016 Italian Village Commission,

- **16-9-22**

1088-1090 Mt. Pleasant Avenue

John L. Tanoury (Applicant)

Emily C. Tanoury & Mary Colleen Will (Owners)

Item # 16 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-22, 1088-1090 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

Composite Porch Floor

- Retain the existing, composite porch flooring, as installed.

Note: Composite porch flooring is being approved as a test case, based on the circumstances of this particular property and discussion of the project at the September 13, 2016 Italian Village Commission business meeting. Porch rehabilitation was approved April 22, 2016/COA # 16-5-4. Wood flooring was installed then replaced with composite after warping.



- **16-9-24**

94 East Third Avenue

Julio Valenzuela/Urban Restorations (Applicant/Owner)

Item # 18 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-24, 94 East Third Avenue, as submitted, with all clarifications, as noted:

Landscape Plan

- Install new paver or concrete walkways and patio, per the submitted site plan.
- Install new plantings, per the submitted site plan.
- Install new, 42", dog-eared, wood privacy along the west property line, per the submitted site plan.
- Install a new street tree along Third Avenue.
- Install new black, steel, ornamental fence along front public sidewalk, per the submitted site plan.

- **16-9-25**

1017 North Sixth Street

Quinn Fallon (Applicant/Owner)

Item # 19 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-25, 1016 North Sixth Street, as submitted, with all clarifications, as noted:

Install New Sidewalk and Patio

- Install a new serpentine, paver walkway from the parking pad to the front porch, per the submitted site plan.
- Pavers to match existing parking pad.
- Install new paver patio in front of new addition, per the submitted site plan.
- Install new fire pit with table-top cover, per the submitted example photograph.

- **16-9-26**

995 North Fourth Street

Brad Parish/Archall (Applicant)

Capitol Equities (Owner)

Item # 20 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting (See Staff Approvals.

Approve Application 16-9-26, 995 North Fourth Street, as submitted, with all clarifications, as noted:

Modify Previous Approval

- Eliminate the previously approved trellis at the patio area, per the submitted site plan.
- Previously approved bright color canopies to be galvanized finish.
- Leave existing carriage house brick and brick on rear/west wall of block building unpainted.
- Move van accessible parking spaces to the south, per the submitted site plan.
- Install separate, wood pattern, stamped concrete patio area at the southwest corner of the block building for a tenant of the block building.

Note: COA # 16-9-26 modifies COA # 15-5-22a/June 16, 2016.

- **16-9-29a**

848 North Pearl Street

Connie J. Klema, Attny. (Applicant)

Wood Run Partners, LLC (Owner)

Item # 23 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-29a, 848 North Pearl Street, as submitted, with all clarifications, as noted:

Demolition

- Demolish the existing, 1971, single-story industrial building.
- Applicant is to submit a hard copy and digital copy of interior and exterior photographs and a brief, written description of the building, including measurements, prior to demolition of the building.



Reasons for Demolition:

- The 1971 concrete block building is a non-historic, non-contributing building and does not possess significant historical or architectural features.

Note: *Construction of a new, 5-story office building at this site was approved August 16, 2016/COA#16-8-36.*

- **16-9-29b**

Upon review of Application #16-2-29b, 848 North Pearl Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

1. **3356.11:** C-4 District Setback Lines: To permit the building setback on Prescott Street to be less than the building on the abutting parcel, which is approximately 6.5 feet, and to be 0 feet.
2. **3309.14:** Height District: To permit the height of the building to be greater than 35' and to be 66'.
3. **3312.49:** Minimum Number of Parking Spaces Needed: To reduce the number of parking spaces required from 73 to 16.
4. **3312.09:** Aisle: To permit the aisle serving adjacent parking spaces to be less than 20' and to be 19.16'.
5. **3312.25:** Maneuvering: To permit the maneuvering area to be less than 20' and to be 19.16'.

Note: *Construction of a new, 5-story office building at this site was approved August 16, 2016/COA#16-8-36.*

- **16-8-24**

25 Jeffrey Park Condominiums

Chad Seiber/21 Jeffrey Park, LLC (Applicant)

21 Jeffrey Park, LLC (Owner)

Item # 10 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-8-24, 25 Jeffrey Park Condominiums, as submitted, with all clarifications, as noted:

Landscape Plan

- Install new planting beds in front of individual condo units, per the submitted site plan.
- Install new courtyard with plantings, seating blocks, and metal fence, per the submitted site plan. No artificial turf is to be installed.
- New fence to be wrought iron or steel, not hollow aluminum.
- Existing trees in tree lawn along Sixth Street and Auden Avenue, to remain.

- **16-9-19**

97 Ottar Alley

Mulberry Design & Build, LLC (Applicant)

1081-1089 Summit St., LLC. (Owner)

Item # 12 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-19, 97 Ottar Alley, as submitted, with all clarifications, as noted:

Landscape Plan

- Install new, permeable paver, 12' x 12' patio, per the submitted site plan.
- Install new wood deck/stoop with steps and handrail.
- Install new concrete walk between patio and existing concrete driveway.
- Install new, horizontal wood fence, per the submitted site plan and example photograph.
- Install new seeded turf and plantings, per the submitted landscape plan.
- Install new stepping stones to the front entrance, along Ottar Alley, per the submitted site plan.



- **16-8-27**

963 North Sixth Street

Autumnwood Homes, LLC c/o Mulberry (Applicant)

Autumnwood Homes, LLC (Owner)

Item # 13 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-8-27, 963 North Sixth Street, as submitted, with all clarifications, as noted:

Modify Previous Approval/New Construction/Front Porch

- Remove the existing front porch and steps, built inconsistent with COA #15-9-21b.
- Build a new front porch and steps, per the submitted drawings.
- Porch skirting to be 1 x 6 wood slats with 1” spacing.
- Balustrade and handrails to be built consistent with the drawing provided by Historic Preservation Office staff.

Modify Previous Approval/New Construction/Rear Porch

- Retain the existing rear steps/stoop, as built, per the submitted elevation drawing.

Exterior Colors

- Body of house to match the submitted Marvin window color sample “Gunmetal” gray.
- Front door to be Sherwin Williams “Iron Ore.”

- **16-9-28**

1001-1003 Summit Street

Alex Picazo (Applicant)

Italian Village Columbus, LLC (Owner)

Item # 22 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the September 13th, 2016 IVC Business Meeting.

Approve Application 16-9-28, 1001-1003 Summit Street, as submitted, with all clarifications, as noted:

Install New Windows

- Retain the existing, black, Jeld-Wen, aluminum-clad wood, one-over-one, double-hung sash windows, as installed, to replace non-original, aluminum windows.

Install New Doors

- Retain the existing Therma-Tru, wood, full-light front doors and transoms and the half-light, two-panel rear doors and transoms, as installed, to replace non-original doors.

Install New Fence

- Retain the existing, 6’H, wood privacy fence along side yard, to replace previous chain-link fence.
- Install vertical boards on outside of the existing side yard fence to cover stringers.
- Retain the existing, double-sided, 6’H, wood privacy fence, dividing the rear yard spaces, as installed.

Rear Yard Pavers

- Retain the rear yard pavers and gravel border, as installed.

River Rock

- Remove all existing river rock in the front yard, installed prior to approval.
- Applicant is to submit a landscape plan for the front yard, prior to installing any new plantings.

Mail Box/Street Address

- Retain the existing mail boxes and street address signs, as installed.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

